

## Amendment to Council Bill 56-2008

BY: Calvin Ball

Legislative Day No: \_\_

Date: October 6, 2008

### Amendment No.

(This amendment would:

1. Create a new definition for amenity areas;
2. Clarify the building height and setback requirements for mixed-use and hotel structures;
3. Clarify that surface parking is excluded from the 50-foot "all other structure setback" from I-95;
4. Clarify that residences are not to occupy more than 50 percent of Rt. 1 frontage;
5. Ensure that open space requirements are constructed in phases proportional to residential and commercial requirements; and
6. Make other stylistic changes to the bill).

On page 1, in line 1, after "that" insert "Section A of Section 103 (Definitions) is amended to add a new item 12 and the remainder of Section A shall be renumbered accordingly,".

On page 1, in line 10, insert:

#### "SECTION 103: Definitions

"A. Except as provided for in Section 101 herein, terms used in these regulations shall have the definition provided in any standard dictionary, unless specifically defined below or in any other provision of these regulations:

12. AMENITY AREA: A USABLE OUTDOOR LANDSCAPED AREA SUCH AS A PLAZA, COURTYARD, GARDEN OR SIMILAR AREA WHICH IS DESIGNED TO BE OPEN TO THE PUBLIC, EASILY ACCESSIBLE AND COMPLIES WITH THE ROUTE 1 MANUAL."

On page 4, strike in their entirety lines 13 through 18, inclusive, and substitute:

"(1) FOR HOTELS AND FOR STRUCTURES INCORPORATING EITHER FIRST FLOOR RETAIL OR STRUCTURED PARKING, IF AN ADDITIONAL 1 FOOT IN HEIGHT IS PROVIDED FOR EVERY 2 FEET OF

1 ADDITIONAL SETBACK ABOVE THE MINIMUM FROM AN ADJOINING RESIDENTIAL DISTRICT  
2 (EXCLUDING RESIDENTIAL USES IN THE CAC DISTRICT).....65 FEET”.  
3

4 On page 4, in line 23, strike “WITH” and substitute “IF”.

5  
6 On page 4, in line 24, after “HEIGHT” insert “IS PROVIDED”.

7  
8 On page 5, in line 10, after “STRUCTURES” insert “AND USES (EXCEPT SURFACE PARKING)”.

9  
10 On page 6, in lines 18 and 22, in each instance, strike “SITE”.

11  
12 On page 6, in lines 19 and 23, in each instance, strike “AREA” and substitute “ACREAGE”.

13  
14 On page 8, in line 5, after “OPENINGS” insert “AND RESIDENCES OCCUPY NO MORE THAN 50%  
15 OF THE ROUTE 1 FRONTAGE”.

16  
17 On page 8, in line 16, after “construction” insert “AND OPEN SPACE”.

18  
19 On page 8, in line 18 strike “the” and substitute “A ROUGHLY” and, in the same line after  
20 “construction” insert “AND OPEN SPACE”.